

4106

September 18, 2013

Board of Zoning Adjustment
City of Mountain Brook
c/o Dana O. Hazen, City Planner

Re: Bowen Residence
Project Number: 13053

Dear Board,

I am submitting a front yard setback variance application for my clients, the Bowens, who reside at 4224 Caldwell Mill Road. In lieu of 100', we are requesting that the existing 76' setback be allowed to be continued for a new addition.

Scope of Work:

The scope of the proposed work includes a small (429 sf) one story addition at the west end (away from Caldwell Mill). This will accommodate an expanded master bath, child's bath and master closet. The addition will also have an attic area with dormers and will be an extension of the area that is their existing playroom and den. These improvements are planned so that the house is more suitable for the family's needs and so that they may fully enjoy their property.

Hardship:

The existing lot shape restricts the buildable area. The existing non-conforming house location, topography and configuration dictate the logical location of the addition. The addition will come no closer than the existing house is to the front lot line, and it will remain well within the side yard setback.

Please note that this property does not front Caldwell Mill Road, rather it fronts a private drive. The front yard setback however is shown from the property line along the private road.

The existing structures on the lot were in place when the property was purchased, and have not been built by the current owner.

Thank you for your consideration in alleviating the hardship placed on my client due to the existing conditions of their lot.

Sincerely,


Lissy Frese, AIA LEED AP
Senior Architect